

OFFICE OF THE ZONING ADMINISTRATOR
FINAL AGENDA

Meeting of August 19, 2003

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room

8:30 a.m.

NEW BUSINESS

Minor Use Permits

1. Tom Archer, ZAP 03-001, the Valley Center Community Planning Area, General Plan Land Use Designation (17) Estate Residential, A70 (Limited Agriculture).
(Bunнемeyer)

This is a request for a Minor Use Permit to legalize a second dwelling unit and to allow it to have a living area greater than the thirty percent (30%) but not to exceed fifty percent (50%) of the living area of the primary dwelling unit. The Minor Use Permit is in accordance with Sections 6156 (x)(12)(ii) and 7350 of the San Diego County Zoning Ordinance. The project site is developed with single-family dwellings measuring 1,474 square feet and it is the intention of the property owner to use the 1,700 square foot dwelling unit as primary residence, and convert the existing smaller house to a second dwelling unit. The one-story 1,474 square foot single-family residence will be downsized to 799 square feet of habitable space. The remaining 676 square feet will be converted to non-habitable space. The 5.36 acres parcel is zoned A70 (Limited Agriculture) and the General Plan Land Use Designation (17) Estate Residential. The proposed project is located in the Valley Center Community Planning Area on 15567 Cool Valley Lane.

2. Sprint PCS, ZAP 02-062, San Dieguito Community Planning Area, S80 (Open Space) Use Regulation, General Plan Designation (21) Specific Plan
(Bunнемeyer)

This is a request for a Minor Use Permit to authorize the location and use of an unmanned wireless communications facility situated within the County right-of-way of Del Dios Highway, 0.8 miles southeast of Camino de Estrellas, adjacent to parcel 265-320-23-00. The proposed facility will consist of two 42 inches by 1.5 inches omni antennas and one Global Positioning System (GPS) antenna that will be attached to 10 foot wide double cross-arms located 26 feet above grade on a new 39 foot tall SDG&E wood utility pole that will replace the existing 23 foot tall utility pole. Furthermore, an above ground strongbox measuring will be placed on a 36 inches by 36 inches concrete pad. An underground equipment vault measuring 11 feet wide by 6 feet 8 inches deep and 4 inches above grade will be located 4 feet southeast of the equipment pad. In order to minimize potential visual impacts, the color of the antennas will be selected to

match the equipment on the SDG&E utility pole and the associated equipment cabinets will be placed in an underground vault, with an earth tone/tan colored cover and surrounded by landscaping. The project site is within the County right-of-way of Del Dios Highway in the San Dieguito Community Planning Area

3. Sprint PCS, ZAP 02-063, San Dieguito Community Planning Area, RR (Rural Residential) Use Regulation, General Plan Designation (17) Estate Residential (Bunnemeyer)

This is a request for a Minor Use Permit for a wireless communication facility situated within the County right-of-way of Del Dios Highway, directly across the street from the Camino de Estrellas intersection. A wireless communication facility is classified as a Minor Impact Utility Use Type in The Zoning Ordinance and is allowed by issuance of a Minor Use Permit in the RR (Rural Residential) Use Regulation, pursuant to The Zoning Ordinance Section 2184(b). The proposed site will consist of two (2) panel antennas, 7 inches wide by 2.7 inches deep by 40 inches and one Global Positioning System (GPS) antenna that will be attached to 10 foot wide double cross-arms located 30 feet above grade on a 35 foot and 2 inches tall existing SDG&E wood utility pole. The pole is located within the County right-of-way on the south side of Del Dios Highway, 30 feet 9 inches from the centerline of the street. In order to minimize potential visual impacts, the color of the antennas will be selected to match the equipment on the SDG&E utility pole and the associated equipment cabinets will be placed in an underground vault, with an earth tone/tan colored cover and surrounded by landscaping. The project site is within the County right-of-way of Del Dios Highway in the San Dieguito Community Planning Area.

4. Tweddell Second Dwelling Unit, ZAP 03-095, North County Metropolitan Subregional Plan, RS3 Single Family Residential Use Regulations (Gowens)

This is a request for a Minor Use Permit for a second dwelling unit with a living area of 900 square feet as a second story to a proposed detached garage of 628.4 square feet for an existing 1,833 square foot primary residence and a 477.4 square foot garage for the second dwelling unit. The project is sited on property zoned RS3 Single Family Residential Use Regulations, which permit second dwelling units on lots of less than 20,000 square feet and which exceed 30 percent of the living area of the primary residence up to a maximum of 50 percent or 1,200 square feet (whichever is less) upon approval of a Minor Use Permit, pursuant to Section 6156.x.12 of The Zoning Ordinance. The subject property is designated (4) Residential by the North County Metropolitan Subregional Plan and is located at 2044 Meadowlark Ranch Lane, San Marcos.

"THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO'S WEBSITE AT "WWW.CO.SAN-DIEGO.CA.US". VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT "WWW.SDCDPLU.ORG."